GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 5, 2025

Mr. Lance Penfield
City of Bryant Department of Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Springhill Storage - Rezone

Dear Mr. Johnson:

Please accept this letter and the following list of enclosures to serve as my application for rezoning application. The property is currently zoned R-M. It is my client's intent to rezone the property to C2. It is my desire that this matter be included on the agenda for your June 9, 2025 City of Bryant Planning Commission Meeting.

List of Enclosures

- Re-zone Application
- Survey
- Property Description
- Affidavit
- Copy of Notice of Public Hearing
- Re-zone fee $125.00
- Copy of Letters Adjacent Property Owners
- Adjacent Property Owners List

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 5/2/25

Applicant or Designee:

Name GarNat Engineering LLC
Address 3825 Mt. Carmel Rd, Bryant, AR 72022
Phone 501-408-4650
Email Address garnatengineering@gmail.com

Property Owner (If different from Applicant):

Name Tisdale Properties + Development
Address 43 Chenal Circle, Little Rock, AR 72223
Phone 501-590-1604
Email Address olanasbury@gmail.com

Property Information:

Address Arey Drive, Bryant, AR 72022
Parcel Number 840-11975-000
Existing Zoning Classification R-M
Requested Zoning Classification C-2
Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
See attached legal description

Application Submission Checklist:

- ☑ Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- ☑ Completed Rezoning Application
- ☑ Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
- ☑ If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

☑ Recent surveyed plat of the property including vicinity map

Additional Requirements:

*Items below **must be completed before the public hearing can occur**. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

☐ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)

☐ Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.

☐ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)

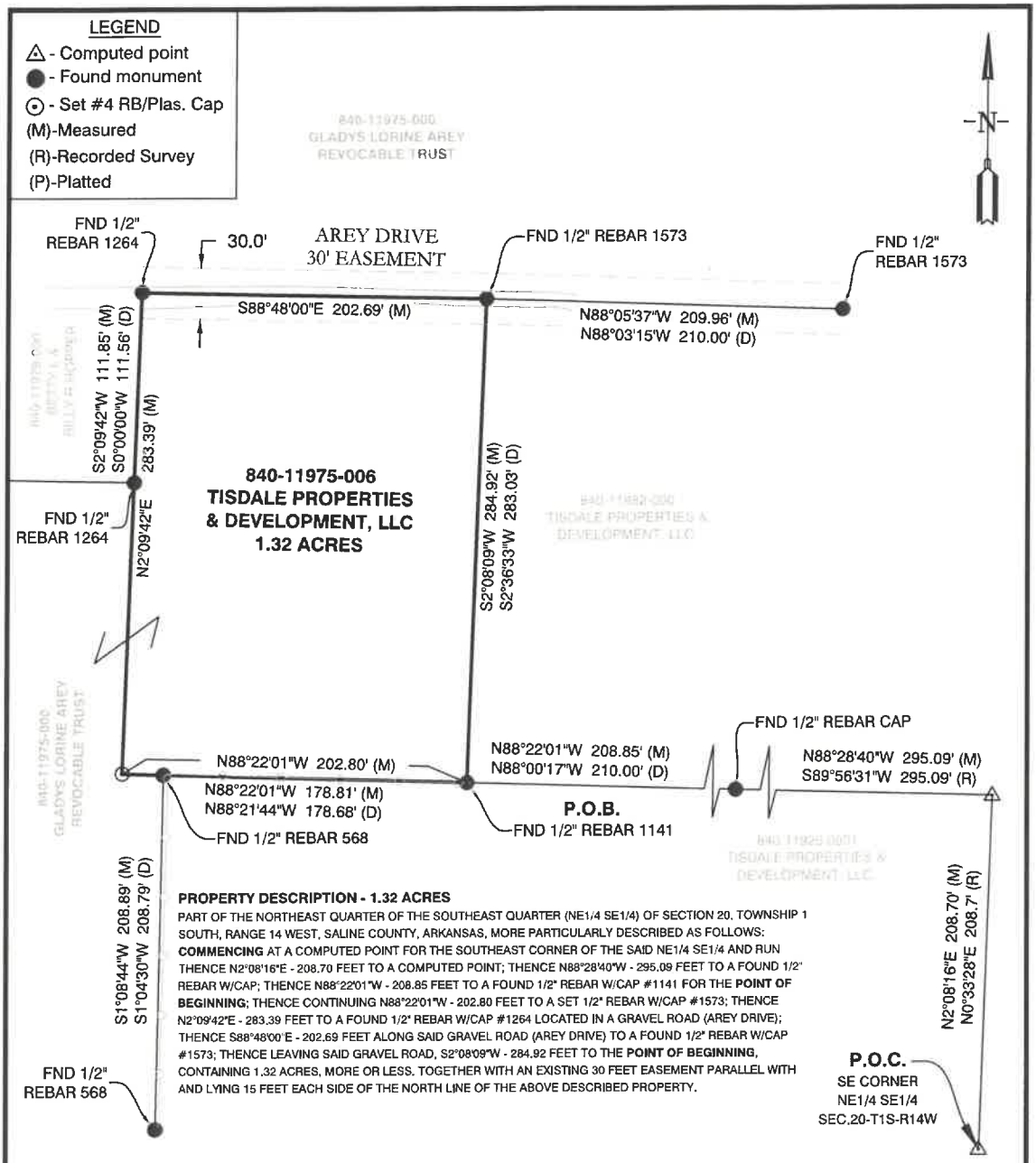
☑ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I Vernon Williams, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

Vernon Williams



PROPERTY DESCRIPTION - 1.32 ACRES

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A COMPUTED POINT FOR THE SOUTHEAST CORNER OF THE SAID NE1/4 SE1/4 AND RUN THENCE N2°08'16"E - 208.70 FEET TO A COMPUTED POINT; THENCE N88°28'40"W - 295.09 FEET TO A FOUND 1/2" REBAR W/CAP; THENCE N88°22'01"W - 208.85 FEET TO A FOUND 1/2" REBAR W/CAP #1141 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°22'01"W - 202.80 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N2°09'42"E - 283.39 FEET TO A FOUND 1/2" REBAR W/CAP #1264 LOCATED IN A GRAVEL ROAD (AREY DRIVE); THENCE S88°48'00"E - 202.69 FEET ALONG SAID GRAVEL ROAD (AREY DRIVE) TO A FOUND 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID GRAVEL ROAD, S2°08'09"W - 284.92 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.32 ACRES, MORE OR LESS. TOGETHER WITH AN EXISTING 30 FEET EASEMENT PARALLEL WITH AND LYING 15 FEET EACH SIDE OF THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY.

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:

- NEIGHBORING SURVEY BY LANE LS#1141DATED 2/05/21
- BOOK 2007 PAGE 73617 QCD HOPPER TO HOPPER
- BOOK 2018 PAGE 112 FD AREY TRUST TO AREY TRUST

SURVEY PLAT CODE:
500-01S-14W-0-20-210-62-1573

80' 40' 0 80'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2178
ARKANSAS

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 24, 2025.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0360E EFFECTIVE DATE JULY 05, 2020.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN

1-25-25

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

CONTENTS:
BOUNDARY SURVEY

AREY DRIVE
BRYANT, ARKANSAS
72019
SALINE COUNTY

FOR THE USE & BENEFIT OF:
TISDALE PROPERTIES AND DEVELOPMENT, LLC.
FIRST NATIONAL TITLE COMPANY

PROJECT NO:
25008

DATE:
JAN. 25, 2025

PROPERTY DESCRIPTION - 1.32 ACRES

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AFFIDAVIT

I, Tracy Tisdale, Owner certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as Springhill Storage Center's agent regarding the Large Scale Development Commercial Building and Re-zone Application for the Springhill Storage Center Project.

Tracy Tisdale
Owner

5/07/21
Date

Subscribed and sworn to me a Notary Public on this 7th day of May, 2021.

Notary Public

My Commission Expires:

OLAN J. ASBURY
NOTARY PUBLIC
PULASKI COUNTY, ARKANSAS
COMM. EXP. 09/24/2025
COMMISSION NO. 12695465

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, June 9th, 2025 at 6:00 p.m. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a rezoning request at the site of Arey Drive, Bryant, AR 72022.

Parcel ID: 840-11975-006

PROPERTY DESCRIPTION - 1.32 ACRES
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Lance Penfield
Chairman Board of Zoning Adjustment
City of Bryant

5173

GARNAT ENGINEERING LLC
DESIGNING OUR CLIENT'S SUCCESS

P.O. Box 116
BENTON, AR 72018
Ph: (501) 408-4650

81-727/829

DATE 5/7/25

PAY TO THE ORDER OF City of Bryant $ 125.00/xx

One hundred twenty five +no/100 DOLLARS

Void after 90 days

BankOZK Member FDIC ozk.com

FOR Arey Dr Rezone App Fee

Vernon J Williams

⑈005173⑈ ⑆082907273⑆ 2104722356⑈

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 2, 2025

Glayds Lorine Arey Revocable Trust
324 Osmond Ln.
Bismarck, AR 71929

RE: Rezoning Petition

The property located North of the Springhill Storage Facility approximately 550 feet West of Springhill Road (South of Arey Drive, a private road) in Bryant is being considered for re-zoning from R-M to C-2. The property is more particularly described as follows:

Parcel ID: 840-11975-006

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A petition has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process, a public hearing will be held June 9th , 2025 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at the information listed below.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 2, 2025

Albert M. & Carla Y. Arey
2625 Springhill Rd.
Benton, AR 72019

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PH: (501)408-4650

www.garnatengineering.com

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 2, 2025

Arkansas Storage Center IX, LLC
P.O. Box 10
Bryant, AR 72089

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Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 2, 2025

Betty L. & Billy R. Hopper
271 Moccasin Ln.
Bismarck, AR 71929

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GarNat Engineering, LLC

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Benton, AR 72018

May 2, 2025

Jim & Joan Handy Living Trust
2571 Springhill Rd.
Bryant, AR 72019

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May 2, 2025

JW Landholdings LLC
123 N. East St.
Benton, AR 72015

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Parcel ID: 840-11975-006

PROPERTY DESCRIPTION - 1.32 ACRES
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A COMPUTED POINT FOR THE SOUTHEAST CORNER OF THE SAID NE1/4 SE1/4 AND RUN THENCE N2°08'16"E - 208.70 FEET TO A COMPUTED POINT; THENCE N88°28'40"W - 295.09 FEET TO A FOUND 1/2" REBAR W/CAP; THENCE N88°22'01"W - 208.85 FEET TO A FOUND 1/2" REBAR W/CAP #1141 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°22'01"W - 202.80 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N2°09'42"E - 283.39 FEET TO A FOUND 1/2" REBAR W/CAP #1264 LOCATED IN A GRAVEL ROAD (AREY DRIVE); THENCE S88°48'00"E - 202.69 FEET ALONG SAID GRAVEL ROAD (AREY DRIVE) TO A FOUND 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID GRAVEL ROAD, S2°08'09"W - 284.92 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.32 ACRES, MORE OR LESS. TOGETHER WITH AN EXISTING 30 FEET EASEMENT PARALLEL WITH AND LYING 15 FEET EACH SIDE OF THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY.

A petition has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process, a public hearing will be held June 9th , 2025 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at the information listed below.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650

www.garnatengineering.com

OWNERSHIP/ZONE SEARCH

Date: April 28, 2025
File Number: 25-020930-050
Prepared For: GarNat Engineering, LLC

Lenders Title Company has searched the records of the Real Estate Records of Saline County, Arkansas to determine the apparent ownership of property within 300 feet of the perimeter of the following described property as of April 16, 2025 at 8:00AM

PROPERTY DESCRIPTION - 1.32 ACRES
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A COMPUTED POINT FOR THE SOUTHEAST CORNER OF THE SAID NE1/4 SE1/4 AND RUN THENCE N2°08'16"E - 208.70 FEET TO A COMPUTED POINT; THENCE N88°28'40"W - 295.09 FEET TO A FOUND 1/2" REBAR W/CAP; THENCE N88°22'01"W - 208.85 FEET TO A FOUND 1/2" REBAR W/CAP #1141 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°22'01"W - 202.80 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N2°09'42"E - 283.39 FEET TO A FOUND 1/2" REBAR W/CAP #1264 LOCATED IN A GRAVEL ROAD (AREY DRIVE); THENCE S88°48'00"E - 202.69 FEET ALONG SAID GRAVEL ROAD (AREY DRIVE) TO A FOUND 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID GRAVEL ROAD, S2°08'09"W - 284.92 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.32 ACRES, MORE OR LESS. TOGETHER WITH AN EXISTING 30 FEET EASEMENT PARALLEL WITH AND LYING 15 FEET EACH SIDE OF THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY.

Following is a list of apparent owners of property within 300 feet of the perimeter of the above described property as reflected by the records of the Real Estate Records of Saline County, Arkansas:

Albert Michael Arey and Carla Y. Arey
2625 Springhill Rd.
Benton, AR 72019

Gladys Lorine Arey Revocable Trust
324 Osmond Ln.
Bismarck, AR 71929

Betty L. Hopper and Billy R. Hopper
271 Moccasin Ln.
Bismarck, AR 71929-6435

Tisdale Properties & Development LLC
43 Chenal Cir.
Little Rock, AR 72223-9567

Jim & Joan Handy Living Trust
2571 Springhill Rd.
Bryant, AR 72019

Tisdale Properties & Development LLC
43 Chenal Cir.
Little Rock, AR 72223-9567

Tisdale Properties & Development LLC
43 Chenal Cir.
Little Rock, AR 72223-9567

JW Landholdings LLC
123 N. East St.
Benton, AR 72015

Arkansas Storage Center IX LLC
P.O. Box 10
Bryant, AR 72089

This Ownership/Zone Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property or property noted as being within 300 feet thereof (collectively referred to as "the property"), the accuracy of the addresses, nor as to the validity of any interests or encumbrances, both recorded and unrecorded, that pertain to the property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the property, addressee should obtain a title insurance commitment/policy.

Sincerely,

Lenders Title Company
Arkansas License No. IA-82

By:
Title Agent License Number: 9921013